

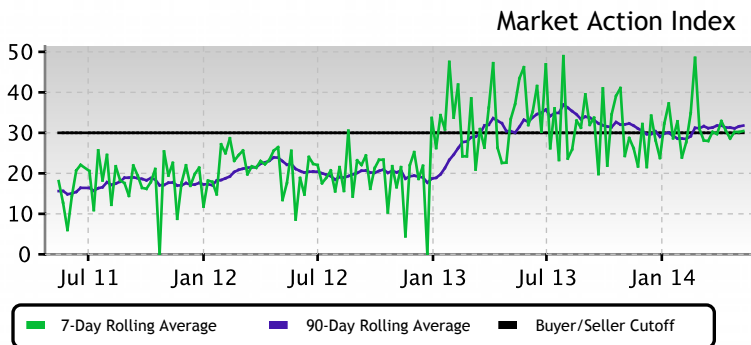
## This Week

The median list price in TAMPA, FL 33618 this week is \$399,950.

Days-on-market has been trending up recently but the Market Action Index and inventory levels are basically flat and not providing strong indications for the market.

## Supply and Demand

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

## Quartiles

### Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 589,450	3909	0.50 - 1.0 acre	5.0	3.5	17	24	0	1	197	Most expensive 25% of properties
Upper/Second	\$ 464,950	3316	0.25 - 0.50 acre	4.0	3.0	13	24	2	1	154	Upper-middle 25% of properties
Lower/Third	\$ 335,000	2512	0.25 - 0.50 acre	4.0	3.0	35	25	2	3	116	Lower-middle 25% of properties
Bottom/Fourth	\$ 179,900	1580	8,001 - 10,000 sqft	3.0	2.0	39	25	2	2	117	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 399,950	↔↔
Asking Price Per Square Foot	\$ 133	↔↔
Average Days on Market (DOM)	145	↑
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	15 %	
Median House Size (sq ft)	2908	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index Seller's Advantage	31.8	↔↔

- ↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

